

Chapter 3.20

PUBLIC WORKS BONDS

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3.20.010 Bond processing.

The city's community development office shall complete and process all bonds required to be filed with the city by developers or other persons to guarantee proper installation of improvements required under the city's highway, flood control, building inspection, zoning, fire protection or subdivision ordinances. The community development director may direct staff to complete and process any additional bonds hereafter required by the city.

3.20.030 Bond review and approval requirements.

The completed bond shall be forwarded to the city attorney's office for review as to form, sufficiency and manner of execution. The city attorney's office shall then forward subdivision bonds to the city council for formal acceptance, and shall forward all other bonds to the community development director or his designee for acceptance. Upon favorable action by the city council or the community development director (or his designee), as applicable, the bond shall be filed with the community development department (or its designee), and thereafter monitored by the community development department.

3.20.040 Monitoring of construction progress.

The community development department shall monitor the progress of construction of the bonded improvements to insure compliance with the construction schedule and sequence approved by the city for the completion of such improvements. It shall be the responsibility of the bond applicant or his authorized agent to call for all required inspections. The city may require all work on the bonded project to stop if construction of the bonded improvements deviates in any way from the approved plan. Any deviation from the approved plan must be approved in writing by all of the city's departments, divisions and service providers affected by the deviation.

3.20.050 Release of bonds.

The community development department shall recommend release of the bonded amount upon receiving written notice from all of the affected city departments, divisions and providers certifying that the bonded improvements have been satisfactorily completed in accordance with applicable standards; provided, however, that twenty-five percent of the total bonded amount for public improvements such as curb, gutter, sidewalks, roads, flood control systems, fire hydrants and fire protection lines (among others) shall be retained for a period of one year after completion of such improvements to guarantee against defects.

3.20.060 Bond administration fee.

Any person filing a performance bond with the city to guarantee completion of improvements for a conditional use, a permitted use, a non-regular subdivision where no plat must be recorded, a road dedication, or otherwise under the city's building code, shall pay a fee of one hundred dollars to the community development department for the

administration of such bond. Such fee shall be paid in full prior to the city's acceptance of any such bond.

3.20.970 Inspection fee.

Any person requesting the city to inspect bonded improvements for the purpose of a partial bond release or other reduction in the bonded amount shall pay an inspection fee of one hundred dollars to the community development department at the time such inspection is requested. Partial releases of improvement bonds shall be subject to section 3.20.050 of this chapter 3.20 and any other applicable policies of the community development department.

3.20.080 Reinspection fee.

If a final inspection is requested and the city's inspector determines that the bonded improvements have not been satisfactorily completed, any person thereafter requesting the city to reinspect the bonded improvements for the purpose of obtaining a full or partial bond release shall pay a fee of one hundred dollars for each required reinspection at the time the reinspection is requested.